



Address: [2056 LEONARD RANCH RD](#)
City: FORT WORTH
Georeference: 25118-3-6
Subdivision: MATADOR ADDITION
Neighborhood Code: 4S360R

Latitude: 32.6243013447
Longitude: -97.3510653781
TAD Map:
MAPSCO: TAR-104P



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MATADOR ADDITION Block 3
Lot 6

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A
Year Built: 2015
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$311,843
Protest Deadline Date: 5/24/2024

Site Number: 800009479
Site Name: MATADOR ADDITION 3 6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,721
Percent Complete: 100%
Land Sqft^{*}: 5,750
Land Acres^{*}: 0.1320
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
RYAN JOHN P
Primary Owner Address:
2056 LEONARD RANCH RD
FORT WORTH, TX 76134

Deed Date: 3/31/2016
Deed Volume:
Deed Page:
Instrument: [D216066133](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANTARES ACQUISITION LLC	10/5/2015	D215228855		



VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$271,843	\$40,000	\$311,843	\$311,843
2024	\$271,843	\$40,000	\$311,843	\$284,208
2023	\$272,536	\$40,000	\$312,536	\$258,371
2022	\$196,122	\$40,000	\$236,122	\$234,883
2021	\$173,530	\$40,000	\$213,530	\$213,530
2020	\$173,968	\$40,000	\$213,968	\$213,968

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 100 PCT 11.131
- DISABLED VET 70 to 99 PCT 11.22

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.